

PLANNING COMMISSION MINUTES

September 18, 1990

Present: Cheryl Okubo-Chairman, Berwyn Andrus, Dick Dresher, Jeff Chretien, Kathi Izatt; Les Foy, City Council Rep.; Paul Rowland, Asst. City Engineer; Jon Reed Boothe, Planning Director

Excused: Mike Holmes, Elaine McKay, Mick Johnson, Jack Balling Invocation: Jeff Chretien

Minutes of September 4, 1990 unanimously approved as amended. Home occupation:

9-18-90.4A Joann Williams, 110 W. Wicker Lane, dba Homes of the Heart Boutique

Mrs. Williams said the boutique would be open Friday and Saturday once a month during October, November and December. She petitioned her neighbors to see if they would object to extra traffic and parking, none of whom objected. She would use a room in her basement which has a separate entrance from outside. Her sister would participate in the boutique though she does not live in the home.

There was a similar request approved last year which had many complaints, both through the Planning office and Bountiful Police Dept. due to the increased traffic and parking. Inasmuch as this activity is retail in nature, Berwyn Andrus made a motion to deny; seconded by Kathi Izatt; Jeff Chretien opposed; majority voted to deny the Home Occupation license.

Subdivisions-Final:

9-18-90.7A Temple Hill Estates Plat A, 16 lots, 1400 E. 500 S. Street grade problem.

The grade of Indian Trail Road impacts an existing 1011 culinary water line that was installed in the early 1970's at a grade approved at that time. Dean Hill, developer, has requested an exception to the Foothill Ordinance grade requirements for the east 100 ft. of Indian Trail Road, in that he be allowed to construct the road at a grade of 13.65%. In reviewing this request, by increasing the grade of the road, it will better match the existing topography and existing improvements. The steeper grade will allow the road to be constructed with no impact to the water line. Staff sees no problem in approving this exception. Les Foy made a motion to approve a street grade of 13.65% for the east 100 ft. of Indian Trail Road in Temple Hill Estates Plat A; seconded by Berwyn Andrus; voting was unanimous.

Commercial Applications:

9-18-90.10A Big A Auto Parts, 1405 So. 500 W., Final, Jack Yoho

Preliminary approval was granted by the Planning Commission September 4, 1990. Staff recommends final approval be given subject to the following:

1. All conditions for the preliminary site plan approval must be satisfied. As of this date, the engineered plan and profile drawings of the sanitary sewer in 500 West Street have not been submitted and approved. These plans must be approved prior to construction;
2. Construction drawings to be stamped by a licensed architect licensed to practice in the State of Utah;
3. Posting of a landscape bond to guarantee landscaping and automatic sprinkler system;
4. Dumpster to be screened with same architectural material as building.
5. Payment of the storm drain fee in the amount of \$1,411.04.

Mr. Boothe noted that at the preliminary approval they did not have the 10% landscaping, but they do now. Other problems such as the drainage have been corrected.

Regarding item #1, Mr. Yoho stated they ran into a problem recently in trying to resolve this condition. Bountiful sewer ends at the north side of Bratten's property. It would cost \$45,000 to extend the sewer line south to the Big A property. In researching other alternatives, it was found that if they use the South Davis sewer line, all they would have to do is tunnel under the street to tap into it at a cost of approximately \$12,000. The state has no objection, and Mr. Yoho is requesting that the Planning Commission allow him to do that. There are areas in Bountiful that are served by South Davis Sewer District.

Mr. Rowland said Bountiful City has an existing facility within 190 ft. He will research this to see if it is permissible to tie into another sewer district's line, or if they are bound by ordinance to connect to Bountiful sewer.

Mr. Yoho requested that the 6 inch curb which is to be installed around the asphalt area, be allowed to be replaced with something less costly. ordinance requires the curb. It was decided they could warp the curb at one spot, for a width of 15 ft., to be able to drive into another area of the property. This will take place in the SE corner of developed portion.

Mr. Yoho asked if they could delete the chainlink fence along the western developed area. Staff sees no problem since it is there for security and if they do not need it or want it, they can eliminate it. This does not include the enclosure for the dumpster.

Les Foy made a motion to grant final approval, giving to staff the opportunity to work out the question regarding the sewer connection, and the 4 conditions outlined by staff adding #5, (storm drain fee) ; seconded by Jeff Chretien; voting was unanimous.

9-18-90.10B Professional Clinic, Dr. Carl Rasmussen, 515 E. Medical Dr., Preliminary and Final Site Plan Approval - Dave Minear and Tom Stewart, Rep.

This will be a small psychiatric outpatient office. They propose to build a future addition, and have allowed parking at this phase for four offices.

Even though there is over 10% landscaping, staff recommends they plant grass and install sprinkling in the rear yard.

Staff recommends preliminary and final approval subject to the following conditions:

1. Payment of a storm drain fee in the amount of \$777.00;
2. Payment of a culinary water fee in the amount of \$1,385;
3. Payment of a sanitary sewer fee in the amount of \$600;
4. Submit a detailed landscape and sprinkler plan and post a landscape bond in the amount of 5% of the building valuation, or \$5,000, whichever is greater;
5. Plans to be stamped by a licensed architect and shall comply to all state and local codes; a building permit will be issued after a plan check by the Bountiful Building Dept.;
6. Payment of a street repair bond in the amount of \$1,242.96 to guarantee the street, sidewalk, curb and gutter will be repaired or replaced as needed;
7. Dumpster area to be screened by a 6 ft. solid wall with the same architectural features as the building;
8. Install a 6 ft. high solid fence along the north property line. This may be a chainlink fence with slats.

With regard to the fence, Mr. Minear asked if a letter from the adjacent neighbors stating they would like the existing fence to remain be sufficient. The existing fence is a field fence with pine trees growing along it. Staff has no objection to the existing fence remaining. The developer will have to clean up the weeds and plant lawn and install sprinklers. There is a space 25 ft. east and west along the north property line that is open and it is suggested that one of the conditions to letting the existing fence remain! is that landscaping be planted there to provide a solid landscape screen.

Mr. Stewart said the developer would like to postpone the rear yard landscaping for now since he plans to build an addition within a year, and he is willing to post an additional landscape bond. In the event he does not develop the property within a year, he would then put in the landscaping. Staff feels this would be alright.

Dick Drescher made a motion to grant preliminary and final approval, subject to conditions outlined by staff, adding to item 8 the additional landscape requirements, posting the landscape bond, and the rear yard to be cleared and maintained during the period of time it is not landscaped, i.e., one year from date bond is posted; seconded by Jeff Chretien; voting was unanimous.

Miscellaneous: 9-18-90.11A Richard Kwok, 475 So. Bountiful Blvd, Fence Variance

Mr. Kwok wishes to install two sections of 10 ft. high chainlink fence to keep basketballs from going onto the adjacent property. He has made a basketball court in the middle of a section of his rear property, which also has a section of 10 ft. high chainlink fence.

There was a complaint from one of Mr. Kwok's neighbors about the 10 ft. high poles. She felt her view would be blocked and questioned the legality of the height. During an on-site examination, it appeared that due to the berming and landscape grade, the view has already been blocked. In standing in the neighbor's yard, you see the existing 6 ft. chainlink fence and blue

sky above it. It was difficult to understand how any height difference would substantially alter the situation.

Jeff Chretien made a motion to approve the 10 ft. high chainlink fence at the appropriate locations as installed; seconded by Berwyn Andrus; voting was unanimous.

DATE: September 18, 1990

TO: Planning Commission

FROM: City Engineer

SUBJECT: Increasing the grade of Indian Trail Road (700 North)
in Temple Hills Estates Subdivision to 13.65%

The developer has requested an exception to the Foothill Ordinance grade requirements be granted for the east 100 feet of Indian Trail Road and that he be allowed to construct the road at a grade of 13.65%. Review of the requested change shows that by increasing the grade of the road, it will better match the existing topography and existing improvements. Also, the grade of Indian Trail Road impacts an existing 10" culinary water line which was installed in the early 1970's at a grade which was approved at that time. The steeper grade will allow the road to be constructed with no impact to the water line.

Recommendation

For the reasons above, I recommend the grade exception be approved.

DATE: September 18, 1990

TO: Planning Commission

FROM: City Engineer

SUBJECT: Final Site Plan Review of Big'a'Auto Parts
1405 South 500 West

I have made a review of the proposed final site plan and recommend final approval, subject to the following conditions:

1. Preliminary Approval Conditions: All conditions for preliminary site plan approval must be satisfied. In particular, the engineered plan and profile drawings of the sanitary sewer in 500 West Street have not yet been submitted and approved. These plans must be approved prior to construction.
2. Construction drawings to be stamped by licensed architect, licensed to practice in the State of Utah.
3. Posting of a landscape bond to guarantee landscaping and automatic sprinkler system.
4. Dumpster to be screened with same architectural material as building.

DATE: September 18, 1990

TO: Planning Commission

FROM: City Engineer

SUBJECT: Preliminary and final site plan approval of
Dr. Carl Rasmussen professional clinic.

I have made a review of the site plan for the proposed building and recommend approval on the following conditions:

1. Storm Drain: No on-site storm detention has been shown; therefore, the developer must pay a storm run-off fee at the rate of \$2,100 per acre. The total fee for the building is $2,100 \times .37 = \$777.00$.
2. Culinga Water: The fee for the recommended 1" culinary water lateral is \$1,385.00. The city will install the lateral, meter, and box at the property line for the above fee. The plans show a 3/4" meter and lateral, but the fee for a 3/4" and 1" meter is the same. Therefore, a 1" is recommended.
3. Sgp Ltwy Sewer: The plans show less than the minimum 30 fixture units; therefore, the sewer connection fee will be \$600. The sewer lateral will be installed by the owner's contractor and must be installed by a licensed contractor with the appropriate City excavation bond. The contractor shall obtain a Bountiful City excavation permit prior to excavating in the street.
4. Landscape Plan and Bond: Submit to the City a detailed landscape plan and post with the City a landscape bond equal to 5% of the building valuation.
5. Building Permit: The plans shall be stamped by a licenced architect and shall comply to all state and local codes. A building permit will be issued after a full plan check by the Bountiful Building Department.
6. Street Repair Bond: A cash deposit of \$12 per foot of street frontage is required by ordinance in the amount of \$1,242.96 to guarantee that the street, sidewalk, curb and gutter will be repaired or replaced as needed.
7. Dumpster areas shall be screened by a 6-foot solid wall built of the same brick as the building. "I
8. Installation of a 6' tall solid wall along the north property line. 0, @,X